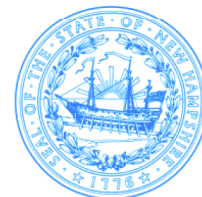




RSA/Rule: RSA 485-A:39/ Env-Wq 1025

WATERFRONT PROPERTY SITE ASSESSMENT FORM

Water Division/ Subsurface Systems Bureau
Land Resources Management



Prior to executing a purchase and sale agreement for any "developed waterfront property" using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or [waste disposal system designer](#) to perform an "On-Site Assessment Study". **This form is NOT submitted to NHDES.** This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the [Selling Developed Waterfront Property FACT SHEET](#).

1. SELLER		
NAME: Joseph R. and Patricia L. Nixon		
MAILING ADDRESS: 137 Landing Road		
TOWN/CITY: Hampton	STATE: NH	ZIPCODE: 03842
2. AGENT		
NAME: Lynn McNulty		
MAILING ADDRESS: Re/Max, 169 Daniel Webster Highway,		
TOWN: Nashua	STATE: NH	ZIPCODE: 03060
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: Anne w. Bialobrzewski	DESIGNER PERMIT NUMBER: 348	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER:	
ADDRESS: Stockton Services PO Box 1306		
TOWN/CITY: Hampton	STATE: NH	ZIPCODE: 03843-1306
4. LOT LOCATION		
TAX MAP: 239	LOT NUMBER: 6	SUBDIVISION NAME: N/A
STREET ADDRESS: 137 Landing Road		TOWN/CITY: Hampton
5. LOT DESCRIPTION		
STRUCTURES: 1 Dwelling with outbuildings		
NUMBER OF BEDROOMS: 4 bedrooms per assessor info. 3 bedrooms per septic approval		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY) Town of Hampton (Marsh)		
NAME: Donald & Patricia Trefethen	ADDRESS: 165 Landing Road, Hampton, NH 03842	
NAME: Jeffrey & Laureen Hume	ADDRESS: 133 Landing Road, Hampton, NH 03842	
NAME: Peter & Joan Tilton (trustees)	ADDRESS: 125 Landing Road, Hampton, Nh 03842	
7. LOT CHARACTERISTICS		
LOT SIZE: 11 ac tax, 9 ac deed	SLOPE: A	LOADING CAPACITY: 2700 GPD per soil survey, actual unknown (see attached map)
WATER SUPPLY: <input checked="" type="checkbox"/> WELL ON LOT / <input type="checkbox"/> PUBLIC WATER SUPPLY / OTHER:		

dawn.buker@des.nh.gov or (603) 271-3501

NHDES Subsurface Systems Bureau, PO Box 95, Concord NH 03302-0095

www.des.nh.gov

SOIL TYPE* 26,314,497,397

* From [US Natural Resources Conservation Service](#) maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: 0 (marsh) to 6'(per septic plan-questionable))

SCOPE OF REVIEW (Materials reviewed, if any):NH GRANIT,Deeds and Plans, Town Files, Company Files, NHDES file

DATE OF ON SITE INVESTIGATION: 05/11/2019

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): comments on attached soil map

8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? ☒ YES ☐ NO

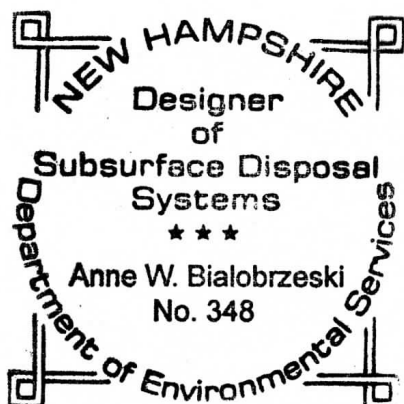
B. IF YES, IS THE SYSTEM STATE APPROVED? ☒ YES ☐ NO

NOTE: Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached. *

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached. *survey plan attached, no wells or systems within 75'

9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (** Required)



ASSESSMENT DATE: 5/18/2019

10. SIGNATURES (**Required)

The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form. This form is **not** submitted to NHDES.

BUYER:

DATE:

SELLER:

DATE:

National Flood Hazard Layer FIRMette



42°55'38.40"N



USGS The National Map: Orthoimagery, Data refreshed April, 2019.
0 250 500 1,000 1,500 2,000 Feet 1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

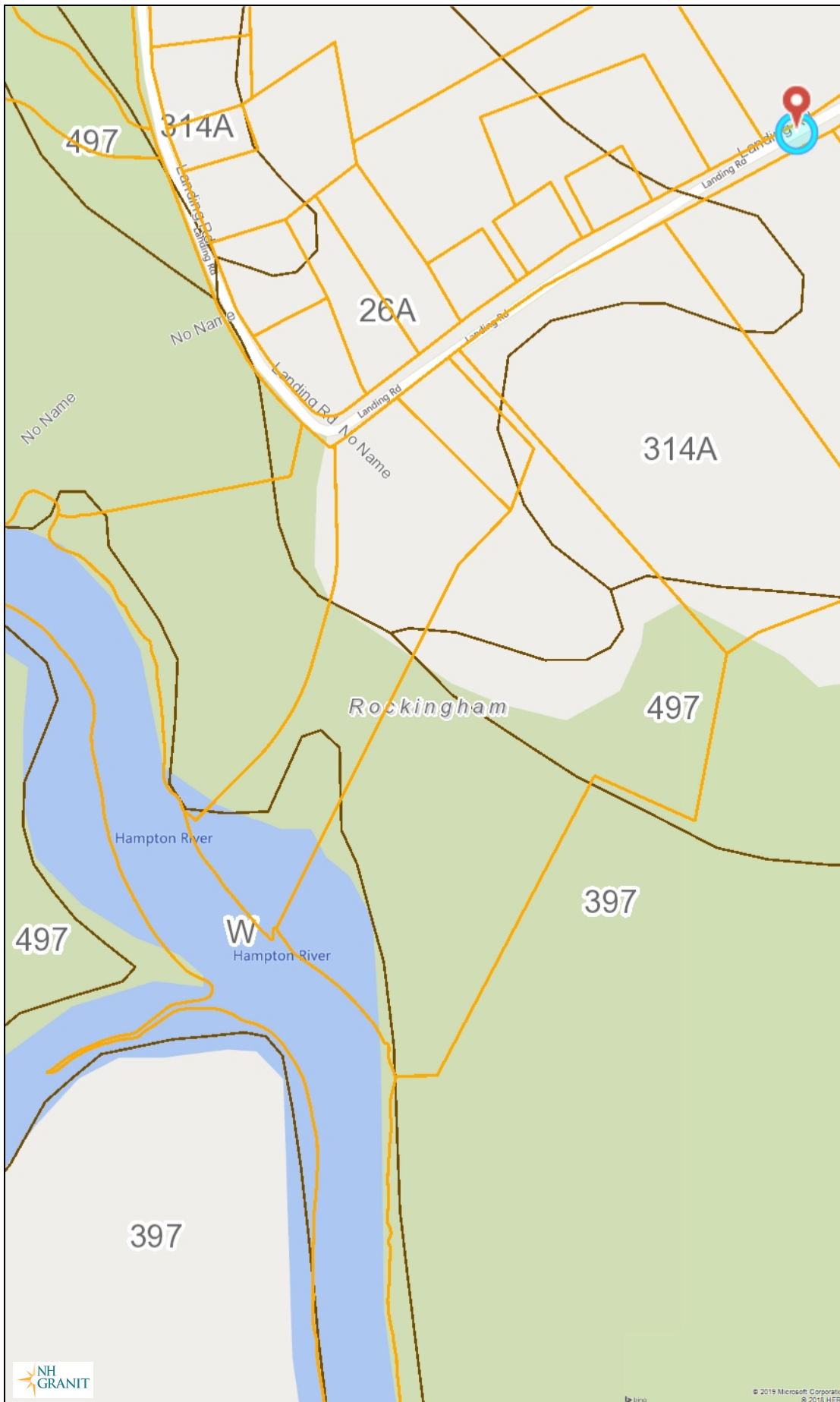
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/10/2019 at 10:09:04 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

70°49'42.22"W

Map by NH GRANIT



Legend

- Polygons
- State
- County
- City/Town
- Soil Series

SITE LOADING CAPACITY OF 2700 GPD IS AN UNVERIFIED ESTIMATE BASED ON THIS MAP (EXCLUDING A 75' WELL RADIUS OF GROUP 1 SOILS). ACTUAL SITE LOADING MUST BE DETERMINED FROM ON-SITE SOIL ANALYSIS.

THIS PROPERTY WILL BY RULE SUPPORT A SYSTEM FOR THE EXISTING 3 BEDROOM SINGLE FAMILY DWELLING. MY ASSESSMENT IS THAT THE SITE WOULD NOT SUPPORT A SYSTEM MEETING CURRENT DES STANDARDS FOR ANY EXPANSION OF USE, LOADING, OR STRUCTURE.

Map Scale

1: 3,247

© NH GRANIT, www.granit.unh.edu

Map Generated: 5/18/2019



Notes



PLAN OF LAND
IN
HAMPTON, N. H.
FOR
FREDERICK NIXON

SCALE 1"=40' NOV. 1969
PARKER SURVEY ASSOC. INC.
WASHINGTON ST, SEABROOK, N.H.

The Hampton Planning Bd. does not take jurisdiction over this plan and accordingly it is allowed for recording at the Registry.

H. Acland-Lossing, China.
May 21, 1870

PARCEL "A"
9⁺ ACRES

PARCEL "C"

PARCEL "B"

PROP 4341 ← $\frac{982}{95}$
N/F E. DESMOND

PROP 43/41 ← $\frac{982}{95}$
N|F E. DESMOND

N)F P. TILTON

FOR HANDLING

$$\frac{239}{92} \text{Pu} \rightarrow \frac{239}{93} \text{Np}$$

may 21 2:24 PM '70

05155 MAY 21 2 1 PM '78



tank and leach field in front of house



garage with former living space (reported to be abandoned)



cemetery (has been expanded since 1969 survey)



view of well from house (not located as shown on septic plan)

1560

CHECKLIST FOR APPROVAL OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

- 960
1. Location of System (town): *Hampton*
2. Name of development or subdivision:
3. Name of owner: *Frederick Nixon*
4. Address: *466 So. Willow St
Manchester, N.H.*
5. Tel. No.
6. Date plans received: *5/27/71*
7. Plans returned for additional data:

Date	Initials
[Vertical line]	
8. Date plans approved: *6/28/71*
9. Approved by: *James Shepard*
10. Date installation approved: *8-13-71*
11. Inspected by: *G.F. Harder*
- Revision - See org. #12347*
- (Please attach this sheet when resubmitting plans or sending additional information)

(Please attach this sheet when resubmitting plans or sending additional information)

c/o Radolph Campbell
PFO #H, Box 193
Manchester, N.H. CHECK - - -

SUBMITTED	REVIEW	INSPECTION
		Date & initials

Date		Initials	
Yes	No	Satis	Unsatis
/		/	
/		/	
/		?	
/		/	
/		/	
/		?	75' ?
/		/	
/		/	
/		?	
/		/	

TEST PIT DATA

20. Depths from ground surface to ground water
21. Depth from ground surface to ledge, hardpan or other impermeable substratum

RETURN ALL ORIGINAL DATA WITH RESUBMISSION

APPROVAL OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

CHECK - -	SUBMITTED		REVIEW		INSPECTION Date & Initials	
	Yes	No	Satis	Unsat	Satis	Unsat
estimated sewage load	3		/			
data submitted (direction of slope)	/		/			
structure of septic (000)	/		/			
system (plan view)	/		/			
pumps indicated	/		/			
name of manufacturer						
depth of trenches, leach- seepage pit, or	3		/			
one indicated	/			Fill - 10'		
estimated (name of	1 1/2		/			
indicated	/		/			
indicated (must be ripe)	/		/			
Service Soil data	/		/			
(if NO, why?)	/		/			

Information for items checked "NO" or "UNSATISFACTORY"

Rudolph Campbell
R.F.D. #4, Box 193
Manchester, N. H.
03102

May 27, 1971

Water Supply and Pollution
Control Commission
Prescott Park
105 Loudon Road
Concord, New Hampshire 03301

Re: Nixon Lot, Hampton, N. H. -
Approval #12347, dated 9/18/70

Gentlemen:

Enclosed are plans to cover this request for revision in the original location of the sewage system on the subject property.

The percolation test for this new location was taken the same date as the test for the original approved site. Due to a change in the layout of the residence this new location would be more convenient and would keep the leaching bed away from the driveway.

Respectfully,



Rudolph Campbell

RC:w

Encl.





PLAN OF
NIXON LAND
IN
HAMPTON, N. H.
SCALE: 1" = 5'

PERIMETER SURVEY BY OTHERS
CONTOUR SURVEY BY R. CAMPBELL AUG. 1, 1970
DRAWN BY R. L. STEVENSON MAY 25, 1971

DATA

PERCOLATION RATE:	3 MINUTES
DATE OF TEST:	AUGUST 1, 1970
TEST BY:	RUDOLPH CAMPBELL
U.S. SOIL CLASS:	Mh
TYPE MATERIAL:	SAND
WATER TABLE:	ELEV. 94.2'
DWELLING PROPOSED:	SINGLE FAM. - 3 B.R.
SEPTIC TANK:	1000 gal. CONC. - W.K. MORRISON
DISTRIBUTION BOX:	5 OUTLET - CONCRETE
WATER SUPPLY:	SHALLOW WELL
LEACHING PIPE:	4" PERF. BERMICO
DEPTH OF TEST HOLES:	DUG = 6' DRIVEN ROD = 10' ±

SITE OF PROPOSED WELL

TEST HOLE

LOCATION OF ORIGINAL
APPROVED SITE
(#12347 1st SEPT. 18, 1970)

TEST HOLE

B.M. #1 - Base of
Granite Bound
ELEV. 100.00'

CEMETERY

(Last known use
in 1826)

3 Bedroom Single
Family Residence

APPROX. LOCATION OF DRIVE

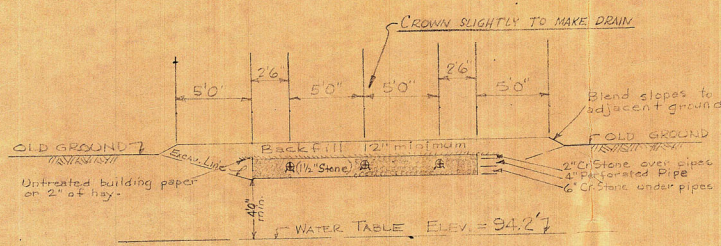
4" CAST IRON PIPE

1000 GAL. CONCRETE
SEPTIC TANK

4" SOLID BERMICO

3WAY DISTRIBUTION BOX

FILE TO ELEV. 100.5 MIN.





LOCATION PLAN



PLAN OF
NIXON LAND
IN
HAMPTON, N. H.
SCALE: 1"=40'

"A"

FERMISTER SURVEY BY OTHERS
CONTOUR SURVEY BY R. CAMPBELL AUG. 1, 1970
DRAWN BY R.L. STEVENSON MAY 25, 1971

Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404

Joseph and Patricia Nixon
137 Landing Road
Hampton, NH 03842
Kindness of Lynn McNulty

Statement 05/18/2019

Locus: 137 Landing Road, Hampton, NH

Site assessment for sale of property \$ 550.00

Balance due \$ 550.00

Thank you.

Tocky

SCALE 1"=40' NOV. 1969
PARKER SURVEY ASSOC. INC.
WASHINGTON ST., SEABROOK, N.H.

The Hampton Planning Bd. does not take jurisdiction over this Plan and accordingly it is allowed for recording at the Registry of Deeds.

W. Arthur Hanna, Chairman.

H. A. Adams, China.
May 21, 1870

May 21, 1870

PARCEL "A"
9⁺ ACRES

PARCEL "B"

PARCEL "C"

043-40-0 W

N/F E. DESMOND

PROP 43/41 - $\frac{982}{95}$
N|F E. DESMOND

N|F E. DESMOND

N)F P. TILTON

FOR HANDLING

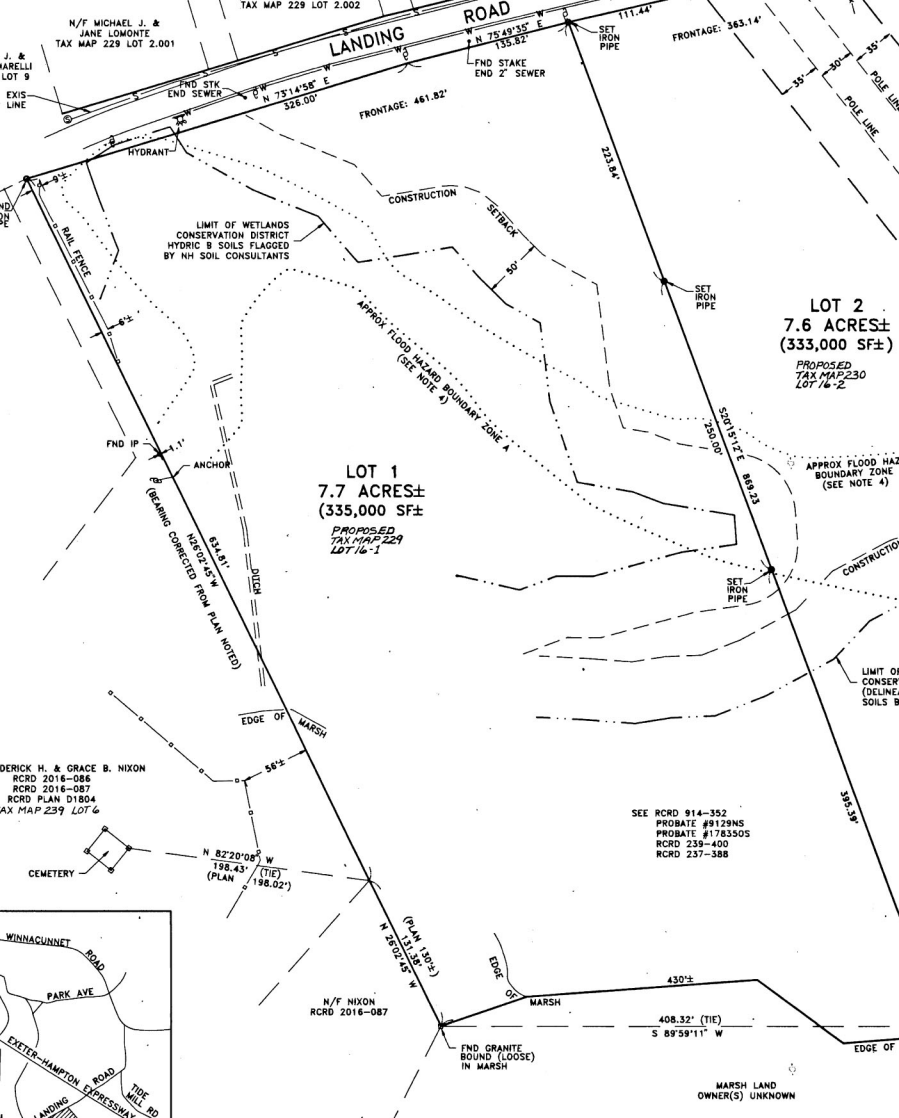
100

M.F. J. NUDD

239
230

may 21 2:24 PM '70

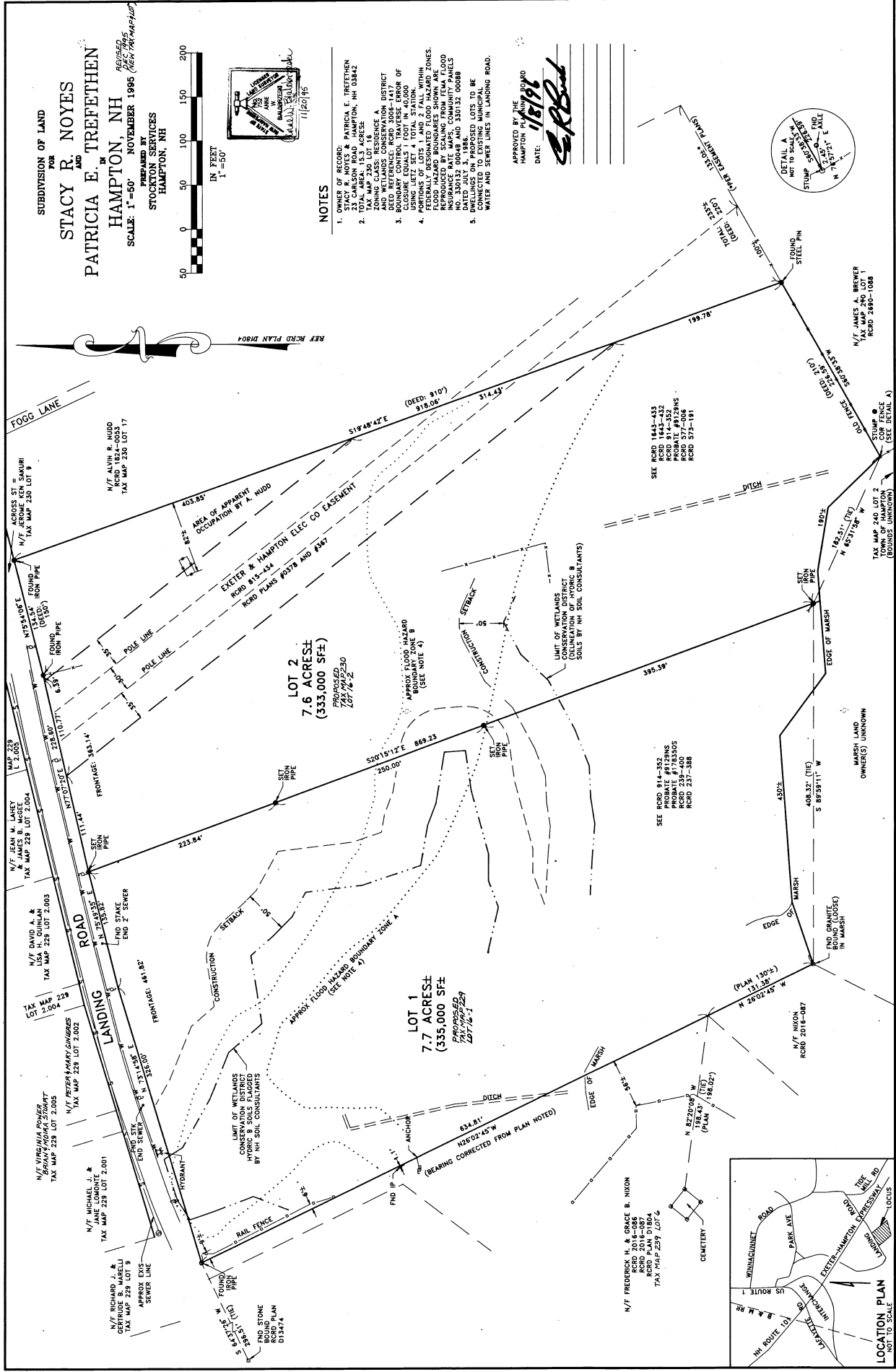
05155
2 2 1 PM '70



JAN 8 7:24 AM '96

00000727

00000727



D-24414

137 LANDING RD

Location 137 LANDING RD**Mblu** 239/ 6/ / /**Acct#** 6107**Owner** NIXON, JOSEPH R.**Assessment** \$407,100**Appraisal** \$407,100**PID** 6107**Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$140,300	\$266,800	\$407,100
Assessment			
Valuation Year	Improvements	Land	Total
2017	\$140,300	\$266,800	\$407,100

Owner of Record

Owner NIXON, JOSEPH R.
Co-Owner NIXON, PATRICIA L.
Address 137 LANDING RD
HAMPTON, NH 03842

Sale Price \$0
Certificate
Book & Page 5957/1168
Sale Date 10/23/2018
Instrument 38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NIXON, JOSEPH R.	\$0		5957/1168	38	10/23/2018
NIXON, JOSEPH R	\$0		PRO09/00417	81	06/20/2011
NIXON, FREDERICK H	\$0		2016/0086		05/21/1970

Building Information

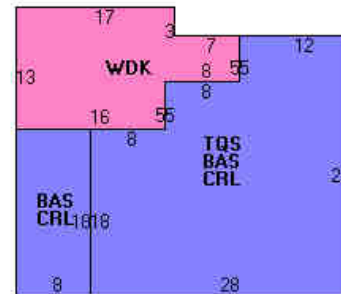
Building 1 : Section 1

Year Built: 1972
Living Area: 1,306
Replacement Cost: \$147,357
Building Percent Good: 78
Replacement Cost Less Depreciation: \$114,900

Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential
Grade:	Average
Stories:	1.5
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
MHP	

Building Photo

(<http://images.vgsi.com/photos2/HamptonNHPhotos//\00\00\89\38.jpg>)

Building Layout

(http://images.vgsi.com/photos2/HamptonNHPhotos//Sketches/6107_6161.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	808	808
TQS	Three Quarter Story	664	498
CRL	Crawl Space	808	0
WDK	Deck, Wood	251	0
		2,531	1,306

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
HRT	HEARTH	1 UNITS	\$1,200	1
GENR	GEN-RES	14 UNITS	\$4,000	1

Land**Land Use**

Use Code	1010
Description	SINGLE FAMILY
Zone	RCS
Neighborhood	50
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	11
Frontage	0
Depth	0
Assessed Value	\$266,800
Appraised Value	\$266,800

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LNT	LEAN-TO			80 S.F.	\$200	1
SHD1	SHED FRAME			140 S.F.	\$1,500	1
WDK	WOOD DECK			300 S.F.	\$1,500	1
FGR3	GARAGE-POOR			768 S.F.	\$7,700	1
SHD1	SHED FRAME			60 S.F.	\$700	1
SHD1	SHED FRAME			700 S.F.	\$7,700	1
LNT	LEAN-TO			360 S.F.	\$900	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$140,300	\$266,800	\$407,100
2017	\$140,300	\$266,800	\$407,100
2016	\$140,300	\$266,800	\$407,100

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$140,300	\$266,800	\$407,100
2017	\$140,300	\$266,800	\$407,100
2016	\$140,300	\$266,800	\$407,100

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